Date: 11/13/17

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

LOCATION MAP

LEGEND

- IRON PIPE OR ROD FOUND
- CAPPED IRON ROD TO BE SET
- MONUMENT FOUND
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- MANHOLE
- DECIDUOUS TREE
- FENCE
- CURB
- OHW — OVERHEAD WIRES
- W — WATER LINE
- G — GAS LINE

GRAPHIC SCALE

0 5' 10' 20' 40'

PLAN REFERENCES

1. "PLAN OF LAND IN PORTLAND, MAINE FOR MAINE CARDIOLOGY ASSOC." BY OWEN HASKELL, INC. DATED 9/3/80. FILE NO. 8035P.

2. "CONDOMINIUM PLAT '52 BRAMHALL STREET CONDOMINIUM' MADE FOR R.G. SIMONDS TRUST" BY OWEN HASKELL, INC. DATED OCTOBER 14, 2002. FILE NO. 2002-244P.

3. "STANDARD BOUNDARY SURVEY AT #26-28 ELLSWORTH STREET, PORTLAND, MAINE MADE FOR MAINE MEDICAL CENTER" BY OWEN HASKELL, INC. DATED OCTOBER 14, 2002. FILE NO. 2002-228P.

4. CITY BLUE SHEETS AND VARIOUS WORKSHEETS AND FIELD NOTES FROM THE RECORDS OF H.I. & E.C. JORDAN ON FILE AT THIS OFFICE.

NOTES

1. OWNER OF RECORD: MICHAEL J. FRIEDLAND, TAX MAP 54-C LOT 9, C.C.R.D. BOOK 14591 PAGE 320

2. BEARINGS ARE MAGNETIC 1850± BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.

3. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.

4. THE WESTERLY AND EASTERLY SIDELINES OF THE LOCUS PARCEL ARE HELD PARALLEL WITH HILL STREET, AS SHOWN IN ABUTTER DEED BOOK 270 PAGE 507.

5. IN 1864 THE PROPERTY WAS CONVEYED AS BEING 74 FEET DEEP WITH NO CALL FOR ABUTTER IN THE REAR, SEE DEED RECORDED IN BOOK 329 PAGE 470. SINCE 1875 THE PROPERTY HAS BEEN DESCRIBED AS 73'-6" DEEP WITH NO CALL FOR ABUTTER, SEE DEED RECORDED IN BOOK 418 PAGE 550. A TITLE ATTORNEY SHOULD BE CONSULTED FOR CURRENT TITLE TO 6" STRIP IN REAR OF PROPERTY.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE

DATE

JOHN W. SWAN, PLS NO. 1038

CONDOMINIUM PLAT
"11 RUSSELL STREET CONDOMINIUM"
11 RUSSELL STREET, PORTLAND, MAINE
MADE FOR RECORD OWNER
MICHAEL J. FRIEDLAND
21 BROOKSIDE AVENUE, SOUTH PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	SDG	Date	Job No.
Trace By	JLW/SDG	APRIL 1, 2014	2014-035P
Check By	JWS	Scale	Drwg. No.
Book No.	1124	1" = 10'	1